

Revitalization

Board of Supervisors' Adjustments

As part of the FY 2007 – FY 2011 Capital Improvement Program, the Board directed staff to review the County's commercial and neighborhood revitalization programs and to provide recommendations on strategies to enhance the effectiveness of the programs, to identify and make available appropriate financing mechanisms, and to put in place the organizational supports necessary to sustain the programs.

PROGRAM DESCRIPTION

In 1986, the Board of Supervisors authorized a Commercial Revitalization Program to set the stage to improve the economic health of mature commercial areas of the County by designating three revitalization areas. In 1995, these were joined by the Richmond Highway Corridor revitalization effort. In 1998, as part of the County's continuing revitalization efforts, the Board of Supervisors added three more revitalization areas, bringing the total number of Commercial Revitalization Areas to seven: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, the Richmond Highway Corridor, and Springfield. Each of the Revitalization Areas is subject to a special planning study and implementation is in different stages for each of the seven areas. The purpose of the studies is to identify actions including capital projects that would support the revitalization of these areas.

Revitalization is one part of an overall County strategy to bring about the economic rejuvenation of older retail and business centers. Specifically, through the targeted efforts of the Revitalization Program, it is hoped that these areas will become more competitive commercially, offer better services and improved shopping opportunities, and become viable candidates for private reinvestment.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Establish or expand community reinvestment programs in older commercial areas (and their adjacent neighborhoods) which have experienced or are on the verge of experiencing economic or infrastructure decline.
- ✓ Conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.
- ✓ Sustain the economic vitality and quality of life in older commercial centers and adjacent neighborhoods by improving the economic climate and encouraging private and public investment and reinvestment in these areas.
- ✓ Eliminate the negative effects of deteriorating commercial and industrial areas. Revitalization efforts should work in concert with other community programs and infrastructure improvements and strive to foster a sense of place unique to each area, thereby contributing to the social and economic well being of the community and the County.

Source: 2003 Edition of the Comprehensive Plan, as amended

CURRENT PROGRAM INITIATIVES

The last Commercial Revitalization Bond Referendum approved in 1988 included \$22.3 million for commercial revitalization projects in six areas of the County. The designated areas included Annandale, Baileys Crossroads/Seven Corners, McLean, Springfield, the Richmond Highway Corridor, and Vienna. The bonds have funded public improvement projects that have been completed, are underway, or are in design. Projects were determined by the County and communities and include various types of improvements, such as: undergrounding utilities; roadway design and construction; streetscape improvements that consist of new brick sidewalks, street trees and plantings, street furnishings, signage, and bus shelters; and land acquisition. Since 1988, this program has been supported primarily by the bond proceeds. However, additional funding will be required to implement the public improvements projects identified by special studies, and to provide major incentives to private developers such as parcel consolidation and the construction of infrastructure in the seven Revitalization Areas. In addition, a portion of remaining 1988 funding for the Woodley-Nightingale project has been reallocated to partially fund revitalization efforts.

Revitalization project accomplishments that occurred in 2005 include the following:

1. Expanded the Façade Improvement Program to two new Revitalization Districts;
2. Funded the final phase of the Annandale Streetscape Program;
3. Created and published a Public-Private Education Facilities and Infrastructure Act (PPEA) solicitation for the construction of a park and ride/mixed use real estate development project in the Springfield Commercial Revitalization District;
4. Implemented the "Core Strategies Program Initiative" for each Revitalization District/Area to develop a long range revitalization strategy for each district/area;
5. Implemented an Urban Land Institute (ULI) Technical Assistance Panel initiative for Richmond Highway;
6. Created Tax Increment Financing Program Initiative for Springfield Commercial Revitalization District;
7. Initiated revitalization program for Bailey's Southeast Quadrant to solicit PPEA for development of new East County Government Center;
8. Completed Community Focus group and Design Charrette Project to identify community consensus for redevelopment of Reston Commercial Revitalization Area;
9. Implemented Investing in Communities Program;
10. Assisted in an initiative to create new Commercial Revitalization District in Lincolnia area of Mason District;
11. Facilitated a \$500 million mixed use development project in Springfield Commercial Revitalization District.

CURRENT PROJECT DESCRIPTIONS

1. **Richmond Highway Streetscape.** \$1,122,000 for the design and construction of sidewalks, upgraded street lighting, street furniture and tree plantings along Richmond Highway between I-495 and the south end of Buckman Road. This streetscape project has been completed.
2. **Springfield Streetscape.** \$1,722,000 for design and construction of sidewalks, upgraded street lighting, street furniture and tree plantings for streets in the Springfield Community Business Center. This streetscape project has been completed.
3. **Annandale Streetscape.** \$6,902,000 for the design and construction of sidewalks, upgraded street lighting, street furniture and tree planting in the Annandale Community Business Center. The final phase of the Little River Turnpike Streetscape project is underway. The final phase of the Streetscape project on Columbia Pike between the Fire Station and Backlick Road is under planning, as an additional \$600,000 in Investing in Communities Program funding has been allocated to complete funding requirements for completion of the project.
4. **Baileys Crossroads Streetscape.** \$2,910,000 for the design and construction of sidewalks, upgraded street lighting, street furniture, and tree planting along Columbia Pike from Carlin Springs Road to Leesburg Pike, and along Leesburg Pike from Culmore Court to Columbia Pike. This streetscape project has been completed.
5. **McLean Streetscape.** \$2,446,000 for streetscape improvements in the public right-of-way within the McLean Community Business Center along Chain Bridge Road and Old Dominion.

6. **Annandale Center Drive.** \$200,000 to provide streetscape improvements to Annandale Center Drive between Columbia Pike and John Marr Drive. The streetscape design has been completed and land acquisition is currently underway. The improvements will include brick sidewalks, and upgraded lighting. The new construction will tie into future improvements on John Marr Drive and Columbia Pike. A federal Economic Development Initiative (EDI) Special Project Grant is funding the improvements. Construction is underway for this project as the final right-of-way for the streetscape project has been purchased.
7. **Merrifield Suburban Center.** \$5,200,000 to fund the Fairfax County Park Authority's acquisition and development of new parkland in the Merrifield Town Center. The Park Authority is currently pursuing the purchase of several key parcels for public open space before they are redeveloped by the private sector. Due to the high cost of land in the Merrifield area, the Park Authority will need additional resources to fund the acquisition. In addition to \$2,000,000 of previously approved Park Authority bond funds, other sources of funding have been approved such as the reallocation of \$2,000,000 in funds from the 1988 Bond Referendum on Commercial and Redevelopment Areas. A prospective park site has been identified and FCPA is currently negotiating for the purchase of the property.
8. **Kings Crossing Town Center.** \$1,883,000 to facilitate the future consolidation and redevelopment of land by a private developer in the Penn Daw area. A redevelopment plan and marketing materials have been designed for the proposed Kings Crossing Town Center. The Fairfax County Redevelopment and Housing Authority (FCRHA) proposes to offer, as an incentive to a potential developer, a \$1,308,000 reallocation of federal Community Development Block Grant (CDBG) funds. An amount of \$200,000 was approved in FY 2001 and an additional \$375,000 was approved in FY 2002 from the County General Fund for land acquisition, to develop design guidelines, and to actively market the project to developers. No additional County funds will be required for this project. A potential developer is currently seeking to rezone and construct a major mixed use development on the site. Existing funding is being reserved to accommodate potential relocation requirements for Penn Daw Mobile Home Park residents and to fund potential public infrastructure that may be required to support this project.
9. **Annandale Community Business Center Theater, Arts, and Cultural Center (Feasibility Study).** \$90,000 from a federal EDI Special Project Grant will fund predevelopment activities for the proposed multi-cultural center, which is located in the proposed Annandale Town Center. A study will be conducted to determine the feasibility of the center and estimate development costs. Other sources of funding need to be identified to follow-up on the recommendations from the study. A consultant has been selected to identify potential sites for location of this Cultural Center, and will present a report of results by June 2006. Once a prospective site has been identified, funding to purchase the site and design and construct the Cultural Center will be required.
10. **Revitalization Initiatives.** This project provides for the continuation of revitalization activities including marketing materials for countywide revitalization activities, consultant services, training, and staff and administrative costs associated with the continuation of previously approved revitalization projects. This project will address program needs in conformance with area Comprehensive Plans for seven Revitalization areas: Baileys Crossroads/Seven Corners, Annandale, Richmond Highway, Lake Anne, Merrifield, Springfield, and McLean.
11. **Maintenance – Commercial Revitalization Program.** This project provides for recurring maintenance associated with Commercial Revitalization Program capital improvements. Maintenance projects include landscaping, mowing, trash pick-up, graffiti removal, and maintenance of bus shelters, bicycle racks, area signs, street furniture, and drinking fountains. Maintenance will be provided in four major revitalization areas: Annandale, Richmond Highway, Springfield, and Baileys Crossroads.

**PROJECT COST SUMMARIES
REVITALIZATION
(\$000's)**

Project Title/ Project Number		Source of Funds	Anticipated to be Expended Thru FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	Total FY2007-FY2011	Total FY2012-FY2016	Total Project Estimate
1.	Richmond Highway Streetscape / 008914	B	1,122						0		1,122
2.	Springfield Streetscape / 008903	B	1,722						0		1,722
3.	Annandale Streetscape / 008909	B	3,842	2,000	500	300	260		3,060		6,902
4.	Baileys Crossroads Streetscape/ 008911	B	2,910						0		2,910
5.	McLean Streetscape / 008912	B	436	500	500	500	510		2,010		2,446
6.	Annandale Center Drive	F	70	130					130		200
7.	Merrifield Suburban Center	X B		1,200 4,000					1,200 4,000		5,200
8.	Kings Crossing Town Center	G F	575	1,308					1,308		1,883
9.	Annandale CBC Theater, Arts & Cultural Center (Feasibility Study)	F	90						0		90
10.	Revitalization Initiatives	G	C	935	935	935	935	935	4,675		4,675
11.	Maintenance - Commercial Revitalization Program / 009422	G	C	400	400	400	400	400	2,000		2,000
TOTAL			\$10,767	\$10,473	\$2,335	\$2,135	\$2,105	\$1,335	\$18,383	\$0	\$29,150

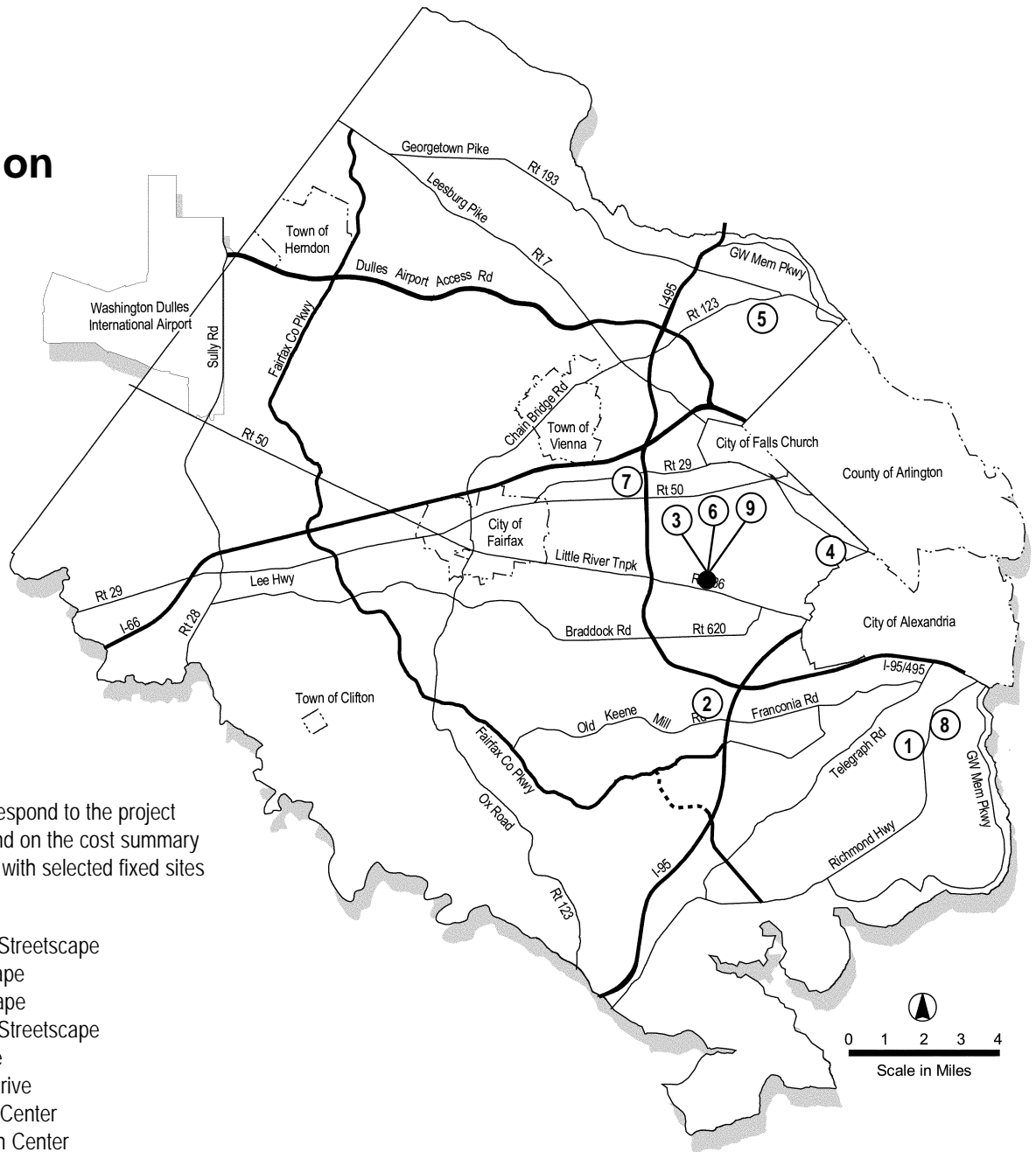
Key: Stage of Development	
	Feasibility Study or Design
	Land Acquisition
	Construction

Notes:	
Numbers in bold italics represent funded amounts.	
CBC = Community Business Center	

Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined

Revitalization

Location of CIP Projects



Note: Map numbers correspond to the project descriptions in the text and on the cost summary tables. Only CIP projects with selected fixed sites are shown on the map.

1. Richmond Highway Streetscape
2. Springfield Streetscape
3. Annandale Streetscape
4. Baileys Crossroads Streetscape
5. McLean Streetscape
6. Annandale Center Drive
7. Merrifield Suburban Center
8. Kings Crossing Town Center
9. Annandale CBC Theater, Arts & Cultural Center

CBC = Community Business Center